SDMS US EPA REGION V -1

SOME IMAGES WITHIN THIS DOCUMENT MAY BE ILLEGIBLE DUE TO BAD SOURCE DOCUMENTS.

44) ...

SAUGET AREA 1 SITE G TITLE SEARCH

(WORK ASSIGNMENT NUMBER 3) (RAI PROJECT NUMBER 3011-353)

CONTRACT NUMBER 68-S2-5002

March 20, 1995

PREPARED FOR:



U.S. ENVIRONMENTAL PROTECTION AGENCY REGION 5

PREPARED BY:



RESOURCE APPLICATIONS, INC.

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1.0 INTRODUCTION

Resource Applications, Inc. (RAI) received Work Assignment Number 3 from the U.S. Environmental Protection Agency (EPA) under Contract Number 68-S2-5002 to conduct Potentially Responsible Party (PRP) Searches, including Title Searches, Records Compilations, Transactional Databases, and Information Request letter mailings. Under this work assignment, several sites are candidates for cost recovery and removal actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). RAI was asked to conduct a Title Search for the Sauget Area 1 Site G (hereinafter the Site) located in Sauget, Illinois.

1.1 SCOPE OF WORK

Under the direction from the EPA Work Assignment Manager (WAM) Deena Sheppard, RAI contacted the EPA Site Contact, Carol Graszer-Ropski and received the following instructions:

- 1. Perform a title search from the time of ownership by the Sauget family to the present;
- 2. Delineate how the parcels are zoned;
- 3. Find the beneficiaries of the Hankins Estate;
- 4. Obtain copies of all deeds related to the Site; and
- 5. Prepare the present a title search report.

1.2 PROJECT APPROACH

EPA provided RAI with a plat map of the property. The EPA site contact did not request copies of certified documents; therefore, non-certified copies are provided with this report, and are included as Attachments A-1 through A-18.

RAI personnel traveled to the St. Clair County Courthouse Building in Belleville, Illinois, to perform the title search research and obtain the necessary documents. RAI personnel obtained the Parcel Identification Numbers (PIN) at the Mapping and Platting Office. Documents were located at the Recorder of Deeds Office using a Grantor and Grantee Index.

2.0 TITLE SEARCH RESULTS

This section defines the Site property boundaries and provides the legal descriptions of the Site. Also discussed in this section is the ownership history and a description of instruments obtained for this title search. Table 1 provides a chain of ownership for the property; Figure 1 is a parcel map showing the location of the Site; Figure 2 provides an ownership parcel breakdown of the Site; and Figure 3 shows the Site chronology, outlining the property transfers at the Site.

2.1 PROPERTY BOUNDARIES

The Site is located in a commercial- and business-zoned area in Sauget, Centerville Township, St. Clair County, Illinois, formerly known as the Village of Monsanto, Illinois. The Site is more commonly known by EPA as Sauget Area 1 Site G. According to the parcel map (see Figure 1) of the subject property, the Site is bounded to the north by Queeny Avenue, also known as (a/k/a) Route 3, and to the east by Falling Springs Road a/k/a Lower Cahokia Road. This site consists of four tracts subdivided into 14 parcels.

2.1.1 LEGAL DESCRIPTIONS

For better clarification of the following legal descriptions, the four tracts are identified as A, B, C, and D (see Figure 2). The following legal descriptions are taken from the current deeds identifying each of the fourteen parcels. Restrictions, easements, and right-of-ways are included as necessary. The following legal descriptions more accurately describe the Site.

TRACT A

In the legal descriptions, Tract A is known as Lot 207 and is divided into five equally-sized lots referred to as Lot 1 (A-1), Lot 2 (A-2), Lot 3 (A-3), Lot 4 (A-4), and Lot 5 (A-5) (see Figure 2). Lots A-1, A-2, and A-3 are comprised of a western and eastern parcel, each parcel having a separate PIN. An exception to this is the Western Parcel of Lot A-1 which is broken into two portions, but is identified under only one PIN. Lots A-4 and A-5 are undivided and each lot has one PIN.

BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
2599/381	Warranty Deed (Western Parcel smaller lot)	2/11/85	3/27/85	James P. Cronin and Shirley M. Cronin, husband and wife	State of Illinois, Department of Transportation
2404/1187	Warranty Deed (Western Parcel larger lot)	7/14/76	7/22/76	Leslie V. Martin and Oleta B. Martin, his wife	James P. Cronin and Shirley M. Cronin, his wife
2001/556	Warranty Deed (Eastern Parcel)	3/1/66	3/7/66	Leo Sauget, widower of Louise Sauget, deceased	Harold W. Wiese
1229/414	Deed (type not identified) (Eastern Parcel)	7/11/51	7/18/51	Eugene Overturf, divorced and not remarried, and Nell Overturf, divorced and not remarried, a/k/a Genell Overturf, one and the same person	Leo Sauget

BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
2817/1417	Quit Claim Deed (Western Parcel)	5/23/91	5/24/91	Landmark Trust Company #1046-51	Queeny Properties, Inc.
2562/1678	Warranty deed (Western Parcel)	12/29/83	12/29/85	Donald L. Shaffer and Caroleen R. shaffer, joint tenants and not as tenants in common	MidAmerica Bank & Trust Company of Edgemont, Trustee Under Trust #1046-51
2001/556	Warranty Deed (Eastern Parcel)	3/1/66	3/7/66	Leo Sauget, widower of Louise Sauget, deceased	Harold W. Wiese
1229/414	Deed (type not identified) (Eastern Parcel)	7/11/51	7/18/51	Eugene Oerturf, divorced and not remarried, and Nell Overturf, divorced and not remarried, a/k/a Genell Overturf, one and the same person	Leo Sauget

BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
2003/355	Quit Claim Deed (Western Parcel)	11/65	3/16/66	Sterling Hankins and Ruby Hankins, his wife; Thomas Hankins and Vardell Hankins, his wife; James V. Hankins and Louise Hankins, his wife; Lionel Hankins and Carol Hankins, his wife; William Birthright and Eve Birthright, his wife; Alice Bell (Hankins) and Arnold Bell, her husband and Emily Hankins, a spinster	Andrew Hankins and Shirlene Hankins, his wife, as joint tenants not tenants in common
62/425	Last Will and Testimony (both parcels)	7/2/62	1/17/64	Estate of Myrtle Hankins	Sterling Hankins; Thomas A. Hankins; James V. Hankins; Lionel Hankins; William Birthwright; Andrew Hankins; and Alice Bell (Hankins)
1683/269	Warranty Deed (both parcels)	6/22/58	5/24/58	Walter Dashney a/k/a Walter E. Dashney	Myrtle Hankins, surviving widow and joint tenant of Alonzo Hankins, deceased

TRACT A LOT A-4

BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
1881/303	Quit Claim Deed 1/6 interest	1/10/64	2/6/64	Thomas Hankins	Andrew Hankins and Shirlene Hankins, his wife, as joint tenants and not tenants in common
62/425	Last Will and Testimony	7/2/62	1/17/64	Estate of Myrtle Hankins	Emily Hankins

BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
1396/529	Deed (type not identified)	9/2/55	10/1/55	Helen C. Soucy and Prosper D. Soucy, her husband	Moto-Gas, Inc., an Illinois Corporation
1394/614	Deed (type not identified	9/20/48	9/6/55	John C. Soucy and Katherine Soucy, his wife	Helen C. Soucy

TRACT B

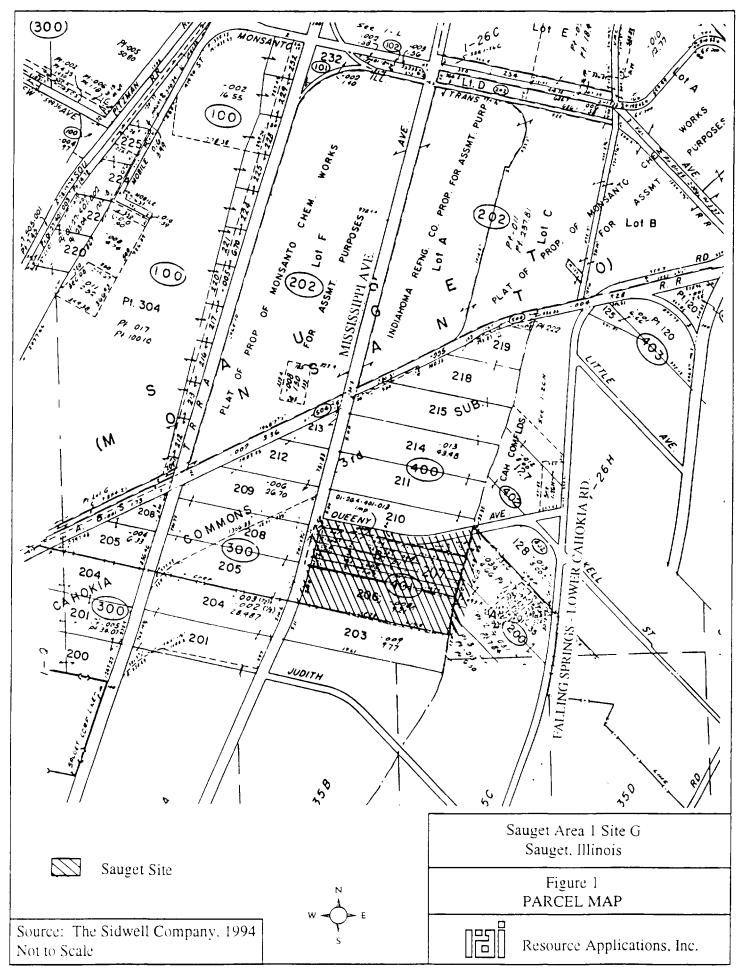
BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
1535/214	Warranty Deed	7/19/54	1/2/58	Walter Deem and Alma Deem, his wife as joint tenants and not as tenants in common; and, James G. Forsyth and Margaret H. Forsyth, his wife as joint tenants and not tenants in common	Moto-Gas, Inc., an Illinois Corporation

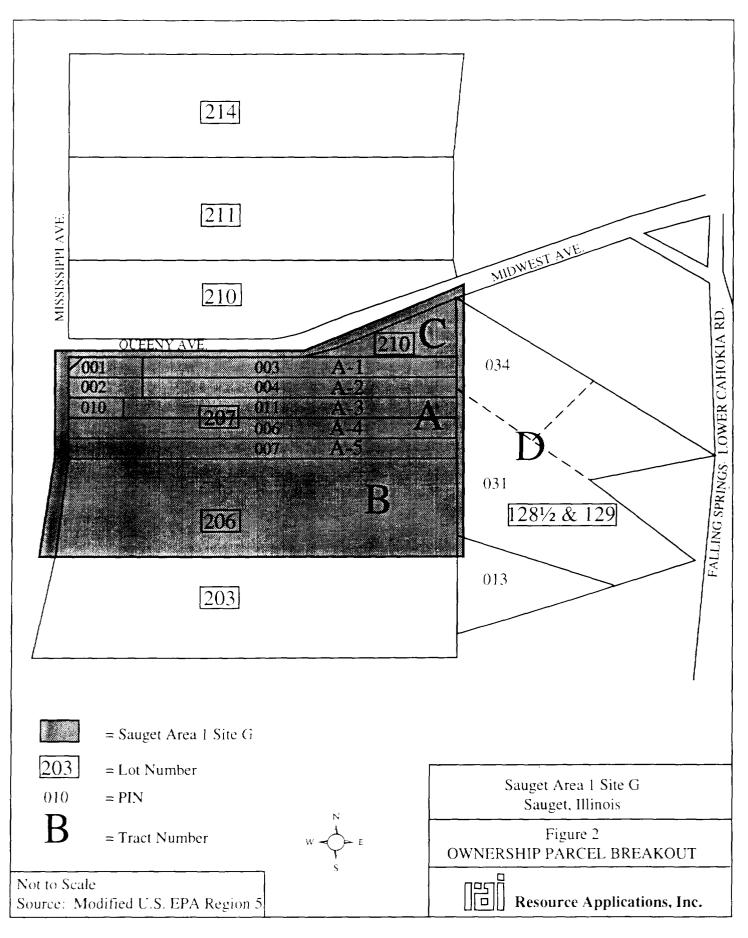
TRACT C

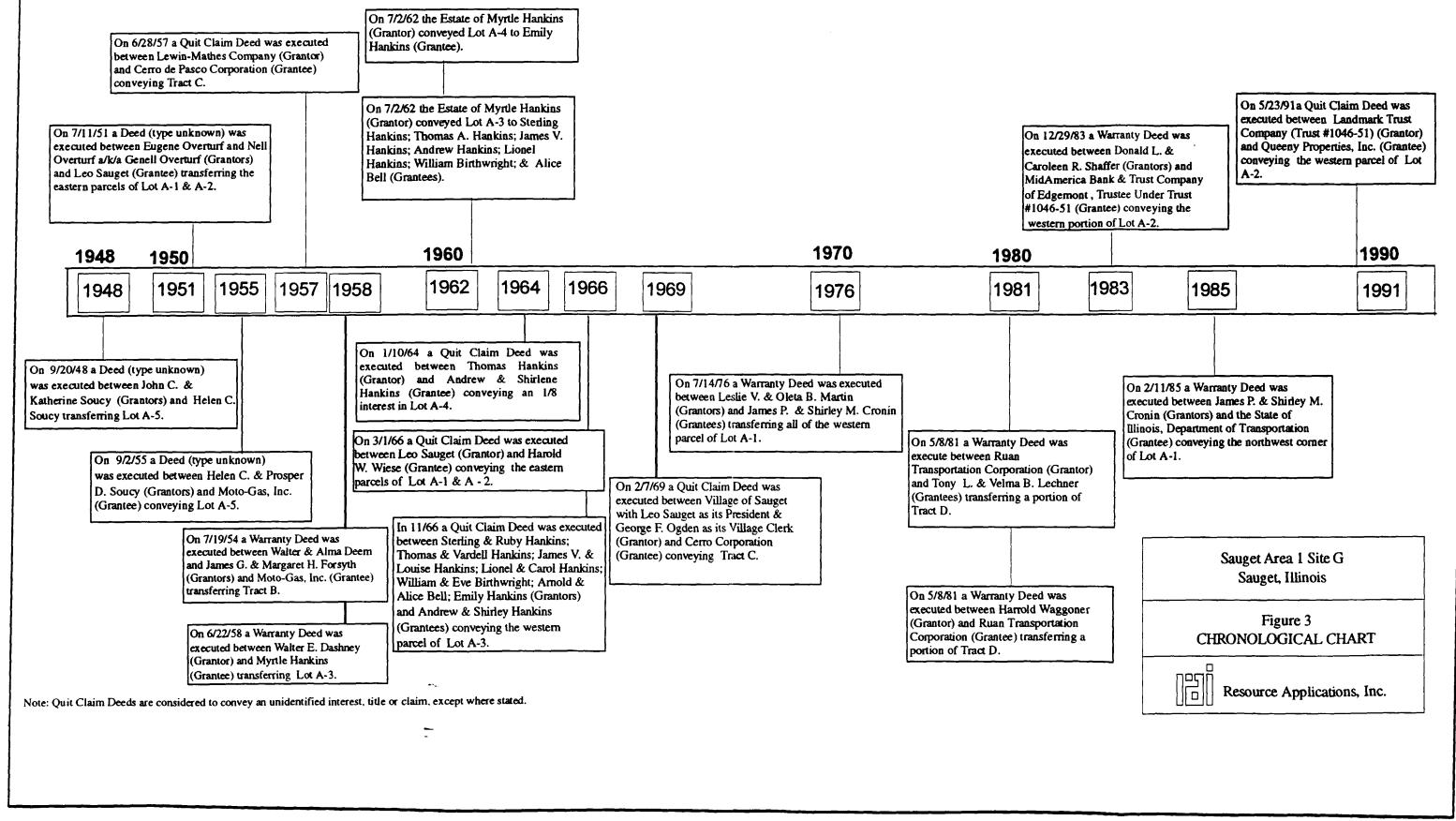
BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
2163/501	Quit Claim Deed	2/7/69	2/25/69	Village of Sauget, a Municipal Corporation, with Leo Sauget as its President and George J. Ogden as its Village Clerk	Cerro Corporation, a New York Corporation
2163/499	Quit Claim Deed	6/28/57	2/25/69	Lewin-Mathes Company	Cerro de Pasco Corporation

TRACT D

BOOK/PAGE	INSTRUMENT TYPE	EXECUTED DATE	RECORDED DATE	GRANTOR	GRANTEE
2504/75	Warranty Deed	5/8/81	5/8/81	Harold Waggoner	Ruan Transport Corporation, an Iowa Corporation
2504/77	Corporation Deed	4/1/81	5/8/81	Ruan Transport Corporation, an Iowa Corporation	Tony L. and Velma B. Lechner







The Western Parcel of Lot A-1 (PIN 001) is divided into two lots. The larger lot of the Western Parcel of Lot A-1 is described in the following legal description taken verbatim from the Warranty Deed transferring the subject property from Leslie V. Martin and Oleta B. Martin (Grantors) to James P. Cronin and Shirley M. Cronin (Grantees) (Book 2404 Page 1187) (see Attachment A-1).

Lot No. 1 of "DASHNEY'S SUBDIVISION OF LOT 207, THIRD SUBDIVISION CAHOKIA COMMONS ST. CLAIR COUNTY, ILLINOIS"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "V" on page 26.

Excepting, however, that part conveyed by deed from Eugene Overturf, et al, to Leo Sauget, dated July 11, 1951, and recorded July 18, 1951, in Book 1229 on Page 414, more particularly described as follows:

Commencing at the concrete monument which marks the intersection of the East right of way line of the state Bond Issue Route No. 3 with the North line of Lot 1 of Dashney's Subdivision; thence Eastwardly along the North line of said Lot 1, a distance of 184.5 feet to a pipe which marks the point of beginning of the tract of land herein described; thence Southwardly along a line which makes an angle of 90 degrees 00 minutes with the North line of said Lot 1, a distance of 131.92 feet to a pipe in the South line of said Lot 2 of Dashney's Subdivision, thence Eastwardly along the South line of said Lot 2 of Dashney's Subdivision, a distance of 1,062.08 feet to the Southeast corner of said Lot 2; thence Northwardly along the East line of Lots 1 and 2 of Dashney's Subdivision to the Northeast corner of Lot 1; thence Westwardly along the North line of said Lot 1 of Dashney's Subdivision, a distance of 1070.5 feet to the point of beginning.

Situated in St. Clair county, Illinois.

Subject to all conditions, restrictions, and easements of record.

The smaller lot in the Western Parcel of Lot A-1 is triangular in shape. The legal description of the smaller lot is taken verbatim from the Warranty Deed conveying the parcel from James P. Cronin and Shirley M. Cronin, (Grantors) to the People of the State of Illinois, Department of Transportation (Grantee) (Book 2599 Page 381) (see Attachment A-2).

A part of Lot 1 of Dashney's Subdivision as recorded in Plat book V, Page 26 of the St. Clair County, Illinois Recorder, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1; thence westerly along the north line of said Lot 1 having an assumed bearing of North 85 degrees 05 minutes 58 seconds West 1255.00 feet to the Point of Beginning, said point being the intersection of the existing east right of—way line of Illinois Route 3 and said north lot line; thence South 85 degrees 05 minutes 58

seconds East along said north line 23.73 feet; thence South 55 degrees 26 minutes 35 seconds West 31.69 feet to a point on said existing east right of way line; thence North 07 degrees 00 minutes 00 seconds East along said existing east right of way line 20.15 feet to the Point of Beginning.

Parcel 8432019 contains 239 square feet or 0.005 acres, more or less.

The Western Parcel of Lot A-2 (PIN 002) is described in the following legal description taken verbatim from the Quit Claim Deed between Landmark Trust Co. #1046-51 (Grantor) and Queeny Properties, Inc. (Grantee) (Book 2817 Page 1417) (see Attachment A-3).

Lot 2 of "Dashney's Subd. of Lot 207, Third Subd. Cahokia Commons, St. Clair County, IL"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, IL, in Book of Plats "V" on page 26 and further recorded in Book 2562 on page 1678.

Excepting, however, that part conveyed by deed from Eugene Overturf, et al., to Leo Sauget, dated July 11, 1951 and recorded July 18, 1951, in Book 1229 on Page 414. SEE EXHIBIT "A" ATTACHED

Excepting further the right, title and interest of County of St. Clair, State of Illinois, in and to so much of a strip and land 12 feet in width off the westerly end of said Lot 2 as created in Deed for Right-of-Way for Public Road Purposes, from Lizzie Bennett and Louis Bennett her husband dated October 16, 1935, and recorded November 8, 1935 in Book 797 on Page 357.

Subject to easements, conditions and restrictions of record.

The Eastern Parcels of Lots A-1 and A-2 (PINs 003 and 004) are known by the following legal description taken verbatim from the Warranty Deed transferring the subject property from Leo Sauget (Grantor) to Harold W. Wiese (Grantee) (Book 2001 Page 556) (see Attachment A-4).

That part of Lots Numbered One (1) and Two (2) of "DASHNEY'S SUBDIVISION OF LOT 207 THIRD SUBDIVISION CAHOKIA COMMONS"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "V" on page 26, described as follows, to-wit:-

Commencing the survey thereof at the concrete monument which marks the intersection of the East Right-of-way line of State Bond Issue Route No. 3 with the North line of Lot Numbered One (1) of said "Dashney's Subdivision"; thence Eastwardly along the North line of said Lot Numbered One (1), a distance of One Hundred and Eighty-Four and five tenths (184.5) feet to a pipe which marks the point of beginning of the tract of land herein conveyed; thence Southwardly along a line which makes an angle of 90 degrees 00 minutes with the North line of said Lot Numbered One (1), a distance of One Hundred and Thirty-One and Ninety-two

Hundredths (131.92) feet to a pipe in the South line of Lot Numbered Two (2) of said "Dashney's Subdivision"; thence Eastwardly along the South line of said Lot Numbered Two (2) of Dashney's Subdivision, a distance of One Thousand Sixty-two and eight hundredths (1,062.08) feet to the Southeast corner of said Lot Numbered Two (2); thence Northwardly along the East line of Lots Numbered One (1) and Two (2) of Dashney's Subdivision to the Northeast corner of Lot Numbered One (1); thence Westwardly along the North line of said Lot Numbered One (1) of Dashney's Subdivision, a distance of One Thousand Seventy and Five tenths (1070.5) feet to the point of beginning;

Subject to the rights of Wiese Planning & Engineering, Inc., a Missouri corporation qualified to do business in the State of Illinois, acquired under Lease dated July 16th, 1963, made by Grantor herein, for a term of six years.

The legal description for the Western Parcel of Lot A-3 (PIN 010) is taken verbatim from a Quit Claim Deed conveying and quit-claiming all undefined interest, title or claim on the subject property from Sterling Hankins, et al. (Grantors) to Andrew Hankins and Shirlene Hankins (Grantees) (Book 2003 Page 355) (see Attachment A-5). Although the legal description for the subject property is provided below, the exception to the legal description is not legible on the original document, and therefore, is not provided.

The West 153.0 feet of Lot 5 of "Dashney's Subdivision of Lot 207 of the Third Subdivision of Cahokia Commons St. Clair County, Illinois, reference being had to the plat thereof recorded in the Recorder's office of St. Clair County, Illinois, in Book of Plats"V" on page 26.

The legal description for the Eastern Parcel of Lot A-3 (PIN 011) is taken verbatim from a Warranty Deed transferring the subject property from Walter Dashney, a/k/a Walter E. Dashney (Grantor) to Myrtle Hankins (Grantee) (Book 1683 Page 269) (see Attachment A-6).

Lot numbered Three (3) of "DASHNEY'S SUBDIVISION OF LOT 207 THIRD SUBDIVISION OF CAHOKIA COMMONS" reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "V" on page 26. EXCEPTING, however, that part thereof conveyed in Road Deed to County of St. Clair, State of Illinois, by Walter Dashney and Minnie Dashney, his wife, dated October 25th 1935, and recorded January 20, 1936. In Book 797 on page 369, which recites as follows, to wit:-The Westerly Twelve (12) feet of Lot numbered Three (3) of "DASHNEY SUBDIVISION" as said Subdivision is platted in Book of Plats "V" on page 26, said Twelve (12) foot strip lying East of and adjoining the Public Road known as Mississippi Avenue or State Bond Issue Route 3. All of the above being shown by plat recorded in PLat Book "35" on page 35, eight hundred and one (801) square feet, more or less situated in the Village of Monsanto.

Lot A-4 (PIN 006) is an undivided lot and is described in the following legal taken verbatim from the Quit Claim Deed conveying one-eighth interest of the subject property between Thomas A. Hankins (Grantor) and Andrew and Shirlene Hankins (Grantees) (Book 1881 Page 303) (see Attachment A-7).

Their; undivided 1/8 interest in Lot numbered Four (4) of "Dashney's subdivision of lot numbered Two Hundred seven (207) of the Third Subdivision of Cahokia Commons, as per plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "Y" on page 26. It being understood that this conveyance is made for the sole and express purpose of securing the above named grantees in the sum Five Hundred Sixteen and 37/100 (\$516.37) Dollars and Two (\$2.00) Dollars for recording Satisfaction of judgement insuit of Department of Finance, State of Illinois -vs- Thomas Hankins, Case No. 7917, Docket No. U, Page 46, Fee kBook 95, page 167 in the Office of Clerk of the Circuit Court of St. Clair County, Illinois, with interest on said amounts from 20th day of September, 1963, to date of repayment. It being understood further that in the event of the sale or condemnation of said property whatever may then be due and unpaid to to the above grantees may be deducted with interest at %5 per cent per annum, and the balance, if any, of the one Eithth (1/8) interest shall be paid to the grantors above named.

Lot A-5 (PIN 007) is an undivided lot and is described in the following legal description taken verbatim from a deed (type not identified) conveying the subject property from Helen C. Soucy and Prosper D. Soucy (Grantors) to Moto-Gas Inc., an Illinois Corporation (Grantee) (Book 1396 Page 529) (see Attachment A-8).

Lot numbered Five (5) of Dashney's Subdivision of Lot numbered two Hundred and Seven (207) of the "Third Subdivision of Cahokia Commons": reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "V" on page 26.

In 1935, the five lots described as Tract A were subject to a right-of-way easement for a public road. The Right-of-Way for Public Road Purposes was granted to the State of Illinois by the owners of the five lots. The legal descriptions for each transfer are similar and are described in the following as one common legal description (see Attachment A-9).

A strip of land Twelve (12) feet in width off of the westerly end of Lots No. 1, 2, 3, 4, and 5 of Dashney Subdivision as said subdivision is platted in Book of Plats "V" on Page 26 in the office of the Recorder of St. Clair County, Illinois, said Twelve (12) foot strip lying East of and adjoining the Public Road known as Mississippi Avenue or SBI Route 3.

All the above being shown by plat recorded in said Recorder's records in Plat Book 35 Page 35. 797 to 805 square feet more or less.

TRACT B

Tract B is known in the legal descriptions as Lots 203 and 206. Lot 206 (PIN 008) comprises the property of interest for this Site. The following legal description was taken verbatim from the Warranty Deed transferring the subject property from Walter Deem and Alma Deem and James G. Forsyth and Margaret H. Forsyth (Grantors) to Moto-Gas, Inc., an Illinois Corporation (Grantee) (Book 1536 Page 214) (see Attachment A-10).

Lots Numbered Two Hundred and Three (203) and Two Hundred and Six (206) of the "SUBDIVISION OF PART OF COMMONS OF CAHOKIA OR SURVEY NO. 759"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on page 60.

TRACT C

Tract C is known in the legal descriptions as part of Lot 210 (PINs 014 and 015). The legal description used to describe the subject property was taken verbatim from the Quit Claim Deed conveying an undefined interest, title, or claim in the subject property from the Village of Sauget, a Municipal Corporation (Grantor) to Cerro Corporation, a New York Corporation (Grantee) (Book 2163 Page 501) (see Attachment A-11).

A triangular tract situated in Lot 210 of the Third Subd. of Cahokia Commons, reference being had to a plat of said Third Subd. of Cahokia Commons recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats "A" on page 60, said tract being more particularly described as follows:

That part of said Lot 210 that lies south and southeasterly of the southerly right of way line of Midwest Avenue as established by Ordinance No. 182 of the Village of Monsanto, Illinois, approved June 8, 1948, reference thereto being had and reference also being had to the conveyance made July 26, 1948 by Lewis Mathes Company to the Village of Monsanto conveying the 66 foot wide strip across said Lot 210 as right of way for said Midwest Avenue; bounded on the south by line that is 20 feet north of and parallel to the Southerly line of said Lot 210 and bounded on the east by the easterly line of said Lot 210, containing 0.75 Acres more or less.

TRACT D

Tract D, which contains portions of three parcels (PINs 031, 034, and 013), is known in the legal description as part of Lot 128½ and Lot 129. The following legal description was taken verbatim from the Warranty Deed transferring the subject property from Harold Waggoner (Grantor) to Ruan Transport Corporation, an Iowa Corporation (Grantee) (Book 2504 Page 75) (see Attachment A-12).

All that part of Lots No. 1, 2, and 3 of "A SUBDIVISION OF LOTS 128½ & 129 COMMONFIELDS OF CAHOKIA, ST. CLAIR CO., ILL"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats 33 on page 40, lying northwesterly of the centerline of Falling Strings Road, formerly known as Lower Cahokia Road, and that part of Dead Creek lying between the northwesterly lines of Lots 1, 2, and 3 and the centerline of said Dead Creek. Excepting however, that part of Lot No. 1 described as follows:

Beginning at the stone that marks the most northerly corner of said Lot 128½, also being the most northerly corner of said Lot 1; thence south 17 degrees 30 minutes west along the bank of Dead Creek, a distance of 22.88 feet to a pipe; thence in northeasterly direction along a line lying parallel to and 20 feet from the southeasterly right of way line of Midwest Avenue (being 66 feet in width) a distance of 23.25 feet to a pipe on the northeasterly line of said Lot 1; thence north 43 degrees west along the northeasterly line of said Lot 1; a distance of 23.35 feet to the point of beginning.

AND EXCEPTING, further, that part of a strip of land 20 feet in width in Dead Creek lying parallel and adjacent to the southeasterly right of way line of Midwest Avenue as constructed and laid out and established by Ordinance No. 182 of the Village of Monsanto, Illinois, extending from a stone that marks the northerly corner of Lot 128½ of the Commonfields of Cahokia, southwesterly to the center of Dead Creek.

2.2 CURRENT OWNERS

The current owners of the Site and their mailing addresses were discovered through the Missouri and Illinois Secretary of State, Corporation Divisions and directory assistance from area codes (314) and (618). During RAI's attempt to find current mailing addresses for current owners of the Site, several of the owner names identified through directory assistance listings for the (618) area code did not exactly match the names as identified in the legal documents. A similar first initial and the same last name was often listed. If this was the case, RAI included these names as potential mailing addresses for the current owners.

TRACT A

Lot A-1

Western Parcel

(Larger Lot)

James P. Cronin and Shirley Cronin 3102 Mississippi Avenue Sauget, Illinois 62201 (618) 332-0674

(Smaller Lot)

Illinois Department of Transportation 2300 South Dirksen Parkway Springfield, Illinois 62764 (217) 782-7820

Lot A-2

Western Parcel

Queeny Properties, Inc. Richard A. Sauget, President & Secretary 1405 Nickell Cahokia, Illinois 62206 (618) 337-3252

Registered Agent:

Jay S. Dinkleman 8021 Ruck Drive Belleville, Illinois 62223 (618) 397-8787

Lot A-3

Western Parcel

Andrew and Shirlene Hankins 3108 Mississippi Avenue Sauget, Illinois 62201 (618) 337-1929 (618) 333-5026

Eastern Parcel

Harold W. Wiese 205 Raybridge Road Ladue, Missouri 63124 (314) 993-3847

Eastern Parcel

Harold W. Wiese 205 Raybridge Road Ladue, Missouri 63124 (314) 993-3847

Eastern Parcel

Sterling Hankins
Thomas Hankins
Lionel Hankins
James V. Hankins
William Birthwright
Alice Bell (Hankins)
(No Address Information)

Lot A-4

Emily Hankins 3110 Mississippi Avenue Sauget, Illinois 62201 (618) 332-6892

Lot A-5

Moto-Gas, Inc.
Main Office
721 West Main
Belleview, Illinois 62223
(681) 233-6754

TRACT B

Moto-Gas, Inc. Main Office 721 West Main Belleview, Illinois 62223 (681) 233-6754

TRACT C

Cerro Corporation P.O. Box 66800 St. Louis, Missouri 63166

Cerro Copper Sauget, Illinois 62201 (618) 337-6000

Cerro Copper Products 516 West Chestnut Shelbino, Missouri 63418-1010 (314) 588-2163

TRACT D

Ruan Transportation P.O. Box 855 Sauget, Illinois 62206 (1/8 Interest)
Andrew and Shirlene Hankins
3108 Mississippi Avenue
Sauget, Illinois 62201
(618) 337-1929
(618) 333-5026

Moto-Gas, Inc. Gas Station - Site Address P.O. Box 122 Sauget, Illinois 62222 (618) 233-6754 Ruan Transportation
East 18th Street
Des Moines, Illinois 50316
(515) 263-2063

Tony Lechner Metro Construction Company 42 Country Club Lane Edwardsville, Illinois 62025 (618) 692-4381

Tony Lechner Metro Construction Company 1300 Queeny Sauget, Illinois 62206 (618) 337-4233

2.3 OWNERSHIP HISTORY

Lot A-1

On February 11, 1985, a Warranty Deed was executed between James P. Cronin and Shirley M. Cronin, husband and wife (Grantors) and the State of Illinois, Department of Transportation (Grantee). This instrument conveyed and warranted a small lot in the northwest corner of the Western Parcel of Lot A-1 and was recorded on March 27, 1985 (Book 2599 Page 381) (see Attachment A-2).

On July 14, 1976, a Warranty Deed was executed between Leslie V. Martin and Oleta B. Martin, his wife (Grantors) and James P. Cronin and Shirlene M. Cronin, his wife (Grantees), as joint tenants in common, with right of survivorship. The instrument conveyed and warranted the Western Parcel of Lot A-1 and was recorded on July 22, 1976 (Book 2404 Page 1187) (see Attachment A-1).

On March 1, 1966, a Warranty Deed was executed between Leo Sauget, widower of Louise Sauget, deceased, (Grantor) and Harold W. Wiese (Grantee). This instrument conveyed and warranted the Eastern Parcels of Lots A-1 and A-2 and was recorded March 7, 1966 (Book 2001 Page 556) (see Attachment A-4).

On July 11, 1951, a deed document (type is not identified on the original) was executed between Eugene Overturf, divorced and not remarried, and Nell Overturf, divorced and not remarried, a/k/a Genell Overturf, one and the same person (Grantors) and Leo Sauget (Grantee). This instrument

conveyed and warranted the Eastern Parcels of both Lot A-1 and A-2 and was recorded on July 18, 1951 (Book 1229 Page 414) (see Attachment A-13).

Lot A-2

On May 23, 1991, a Quit Claim Deed was executed between the Landmark Trust Company #1046-51, (Grantor) and Queeny Properties, Inc. (Grantee). The instrument conveyed an undefined interest, title, or claim on the Western Parcel of Lot A-2 and was recorded on May 24, 1991 (Book 2817 Page 1417) (see Attachment A-3).

On December 29, 1983, a Warranty Deed was executed between Donald L. Shaffer and Caroleen R. Shaffer, his wife, as joint tenants and not as tenants in common (Grantors) and MidAmerica Bank & Trust Company of Edgemont, Trustee Under Trust #1046-51 (originally MidAmerica Bank and Trust, and now Magna Bank and Trust (Grantee). The instrument conveyed and warranted the west parcel of Lot A-2 and was recorded on December 29, 1983 (Book 2562 Page 1678) (see Attachment A-14).

In 1987, MidAmerica Bank & Trust Company of Edgemont merged into Landmark Trust Company. After this merger, the new entity retained the Landmark Trust Company name. In 1992, Landmark Trust Company was renamed Magna Bank and Trust.

On March 1, 1966, a Warranty Deed was executed between Leo Sauget, widower of Louise Sauget, deceased, (Grantor) and Harold W. Wiese (Grantee). This instrument conveyed and warranted the Eastern Parcels of Lot A-1 and A-2 and was recorded March 7, 1966 (Book 2001 Page 556) (see Attachment A-4).

On July 11, 1951, a deed document (type is not identified on the original) was executed between Eugene Overturf, divorced and not remarried, and Nell Overturf, divorced and not remarried, a/k/a Genell Overturf, one and the same person (Grantors) and Leo Sauget (Grantee). This instrument conveyed and warranted the Eastern Parcels of both Lot A-1 and A-2 and was recorded on July 18, 1951 (Book 1229 Page 414) (see Attachment A-13).

Lot A-3

In November 1965 (date is not legible), a Quit Claim Deed was executed between Sterling Hankins and Ruby Hankins, his wife; Thomas Hankins and Vardell Hankins, his wife; James V. Hankins and

Louise Hankins, his wife; Lionel Hankins and Carol Hankins, his wife; William Birthwright and Eve Birthwright, his wife; Alice Bell (Hankins) and Arnold Bell, her husband and Emily Hankins, a spinster (Grantors) and Andrew Hankins and Shirlene Hankins, his wife (Grantees), as joint tenants and not tenants in common. The instrument conveyed and quit claimed an undefined interest, title, or claim on the Western Parcel of Lot A-3 and was recorded on March 16, 1966 (Book 2003 Page 355) (see Attachment A-5).

On July 2, 1962, the Last Will and Testimony of the Estate of Myrtle Hankins was filed and published. The beneficiaries were to "...share and share alike..." (as joint tenants) of Lot A-3. The beneficiaries listed were: Sterling Hankins; Thomas A. Hankins; James V. Hankins; Lionel Hankins; William Birthwright; Andrew Hankins; and Alice Bell (Hankins) (Book 62 Page 425) (see Attachment A-15). The St. Clair County Recorder of Deeds Office does not have any recorded deeds supporting the transfer of Lot A-3 from the Estate of Myrtle Hankins to Sterling Hankins, et al. In addition, the St. Clair County Mapping & Platting Office still has Myrtle Hankins listed as the owner of Lot A-3. Although a gap at the Recorder of Deeds Office exists in the title chain for this parcel, the will resolves and fills the gap.

On June 22, 1958, a Warranty Deed was executed between Walter Dashney a/k/a Walter E. Dashney, widower (Grantor) and Myrtle Hankins, surviving widow and joint tenant of Alonzo Hankins, deceased (Grantee). The instrument conveyed and warranted all of Lot A-3 and was recorded on May 24, 1958 (Book 1683 Page 269) (see Attachment A-6).

Lot A-4

On January 10, 1964, a Quit Claim Deed was executed between Thomas A. Hankins (Grantor) and Andrew Hankins and Shirlene Hankins, his wife (Grantees), as joint tenants and not tenants in common. This document was recorded on February 6, 1964 (Book 1881 Page 303) (see Attachment A-7). The instrument conveyed and quit claimed a 1\8 interest in Lot A-4 for the sole and express purpose of securing the above-named Grantees in the sum of \$516.37 and \$2.00 for recording a Satisfaction of Judgement. This Satisfaction of Judgement was insuit of the Department of Finance, State of Illinois -vs- Thomas Hankins, known as Case No. 7917, Docket No. U Page 46, Fee Book 95 page 167 of the Office of the Circuit Court of St. Clair County, Illinois. It appears as though Emily Hankins (see below) may have given the above-mentioned Grantees some unknown interest in Lot A-4 as was allowed by her by the Last Will and Testimony of the Estate of Myrtle Hankins (see below).

On July 2, 1962, the Last Will and Testimony of the Estate of Myrtle Hankins was filed and published. This document declared the beneficiary of Lot A-4 to be Emily Hankins (Grantee), who "...may divide..." the property "...among her brothers and sister as she sees fit..." The Executor release date was on January 17, 1964 (Book 62 Page 425) (see Attachment A-15). The St. Clair County Recorder of Deeds Office does not have any recorded deeds supporting the transfer of Lot A-4 from the Estate of Myrtle Hankins to Emily Hankins. However, the St. Clair County Mapping & Platting Office has Emily Hankins listed as the owner of Lot A-4. Although a gap at the Recorder of Deeds Office exists in the title chain for this parcel, the will resolves and fills the gap.

Lot A-5

On September 2, 1955, a deed document (type unidentified) was executed between Helen C. Soucy and Prosper D. Soucy, her husband (Grantors) and Moto-Gas, Inc., an Illinois Corporation (Grantee). The instrument conveyed and warranted all of Lot A-5 and was recorded on October 1, 1955 (Book 1396 Page 529) (see Attachment A-8).

On September 20, 1948, a deed document (type unidentified) was executed between John C. Soucy and Katherine Soucy, his wife (Grantors), and Helen C. Soucy (Grantee). The instrument conveyed and warranted all of Lot A-5 and was recorded on September 6, 1955 (Book 1394 Page 614) (see Attachment A-16).

TRACT B

On July 19, 1954, a Warranty Deed was executed between Walter Deem and Alma Deem, his wife, as joint tenants and not as tenants in common, and James G. Forsyth and Margaret H. Forsyth, his wife, as joint tenants and not as tenants in common (Grantors), and Moto-Gas, Inc., an Illinois Corporation (Grantee). The instrument conveyed and warranted all of Tract B and was recorded on January 2, 1958 (Book 1536 Page 214) (see Attachment A-10).

TRACT C

On February 7, 1969, a Quit Claim Deed was executed between the Village of Sauget, a Municipal Corporation with Leo Sauget as its President and George J. Ogden as its Village Clerk (Grantor), and Cerro Corporation, a New York Corporation (Grantee). The instrument conveyed and quit claimed an

undefined interest, title or claim on Tract C (PINs 01-26-0-401-014 and 01-26-0-401-015) and was recorded on February 25, 1969 (Book 2163 Page 501) (see Attachment A-11).

On June 28, 1957, a Quit Claim Deed was executed between Lewin-Mathes Company (Grantor) and Cerro de Pasco Corporation (Grantee). The instrument conveyed and quit claimed an undefined interest, title or claim on Tract C and was recorded on February 25, 1969 (Book 2163 Page 499) (see Attachment A-17).

TRACT D

On May 8, 1981, a Warranty Deed was executed between Harold Waggoner (Grantor) and Ruan Transport Corporation, an Iowa Corporation (Grantee). The instrument conveyed and warranted parts of Tract D (PINs 01-35-0-200-013 and 01-35-0-200-031) and was recorded on May 8, 1981 (Book 2504 Page 75) (see Attachment A-12).

On April 1, 1981, a Corporation Deed was executed between Ruan Transport Corporation, an Iowa Corporation (Grantor) and Tony L. and Velma B. Lechner (Grantees). The instrument conveyed and warranted a portion of Tract D (PIN 01-35-0-200-034) and was recorded on May 8, 1981 (Book 2504 Page 77) (see Attachment A-18).

2.4 PREVIOUS OWNERS

This section identifies previous owners at the Site and their most current addresses and phone numbers. Addresses were discovered through the Missouri and Illinois Secretary of State, Corporation Divisions and directory assistance from area codes (314) and (618). If no address information was obtained, then no information for those owners will be provided in this section.

TRACT A

Lots A-1 and A-2 (Eastern Parcels)

Donald L. Shaffer 303 West Legion Columbia, Illinois (618) 281-4407 Magna Bank and Trust 8740 State Street East St. Louis, Illinois (618) 397-2122

Magna Bank and Trust 121 East Main P.O. Box 97 Mascouta, Illinois 62254 (618) 566-2333

TRACT C

Village of Sauget or City of Sauget 2897 Falling Springs Road East St. Louis a/k/a Cahokia, Illinois 62206 (618) 337-5267

R. B. Hankins 353 Carlyle East Belleville, Illinois 62221 (618) 277-6974 ATTACHMENTS (A-1 THROUGH A-18) LIST AND COPIES OF REFERENCED DOCUMENTS

LIST AND COPIES OF REFERENCED DOCUMENTS

ATTACHMENT NUMBER	BOOK/PAGE	EXECUTED DATE	DOCUMENT
A-1	2404/1187	7/14/76	Warranty Deed transferring the Western Parcel of Lot A-1 including a triangular portion of the northwest corner from Leslie V. Martin and Oleta B. Martito James P. Cronin and Shirley M. Cronin.
A-2	2599/381	2/11/85	Warranty Deed transferring a triangular portion of the northwest corner of Lot A-1 from James P. Cronin and Shirley M. Cronin to the State of Illinois, Department of Transportation.
A-3	2817/1417	5/23/91	Quit Claim Deed conveying the Western Parcel of Lot A-2 from the Landmark Trust Company #1046-51 to Queeny Properties, Inc.
A-4	2001/556	3/1/66	Warranty Deed transferring the Eastern Parcel of Tract A-1 and A-2 from Leo Sauget, to Harold W. Wiese.
A-5	2003/355	11/65	Quit Claim Deed conveying the Western Parcel of Lot A-3 from Sterling Hankins and Rudy Hankins, Thomas Hankins and Vardell Hankins, James V. Hankins and Louise Hankins; Lionel Hankins and Carol Hankins; William Birthwright and Eve Birthwright, Alice Bell (Hankins) and Arnold Bell; and Emily Hankins, to Andrew Hankins and Shirlene Hankins.
A-6	1683/269	6/22/58	Warranty Deed transferring all of Lot A-3 from Walter Dashney a/k/a Walter E. Dashney, to Myrtle Hankins.
A-7	1881/303	1/10/64	Quit Claim Deed conveying an 1\8 interest of Lot A-4 from Thomas A. Hankins, to Andrew Hankins and Shirlene Hankins.
A-8	1396/529	9/2/55	A deed document (type unidentified) conveying and warranting all of Lot A-5 from Helen C. Soucy and Prosper D. Soucy, to Moto-Gas, Inc.
A-9	797/331 797/357 797/369 797/334 797/370	1/1935- 12/1935	A Deed for Right-of Way for Public Road Purposes conveying and warranting a portion of Lots A-1, A-2, A-3, A-4, and A-5 from the owner at that time of each stated lot to St. Clair County State of Illinois.

LIST AND COPIES OF REFERENCED DOCUMENTS

ATTACHMENT NUMBER	BOOK/PAGE	EXECUTED DATE	DOCUMENT
A-10	1536/214	7/19/54	Warranty Deed transferring all of Tract B from Walter Deem and Alma Deem, James G. Forrsyth and Margaret H. Forsyth, to Moto-Gas, Inc., an Illinois Corporation.
A-11	2163/501	2/27/69	Quit Claim Deed conveying all of Tract C from the Village of Sauget to Cerro Corporation.
A-12	2504/75	5/8/81	Warranty Deed transferring parts of Tract D from Harold Waggoner to Ruan Transport Corporation.
A-13	1229/414	7/11/51	A deed/document (type unidentified) transferring the Eastern Parcels of both Lot A-1 and A-2 from Eugene Overturf and Nell Overturf, a/k/a Genell Overturf, to Leo Sauget.
A-14	2562/1678	12/29/83	Warranty Deed transferring the west parcel of Lot A-2 from Donald L. Shaffer and Caroleen R. Shaffer to MidAmerica Bank & Trust Company of Edgemont, Trustee Under Trust #1046-51.
A-15	62/425	5/7/62	Last Will and Testimony of Myrtle Hankins declaring the beneficiaries of Lot A-3 and A-4. Lot A-3 beneficiaries are Sterling Hankins; Thomas A. Hankins; James V. Hankins; Lionel Hankins; William Birthwright; Andrew Hankins; and Alice Bell (Hankins). The beneficiary for Lot A-4 is Emily Hankins.
A-16	1394/614	9/20/48	A deed/document (type unidentified) transferring all of Lot A-5 from John C. Soucy and Katherine Soucy, to Helen C. Soucy.
A-17	2163/499	6/28/57	Quit Claim Deed conveying a triangular tract situated in Lot 210 of Tract C from Lewin-Mathes Company to Cerro de Pasco Corporation.
A-18	2504/77	4/1/81	A Corporation Deed conveying a portion of Tract D from Ruan Transport Corporation, an Iowa Corporation to Tony L. and Velma B. Lechner.

ATTACHMENT A-1

RANCE CO. \05955 WARRANTY DEED - STATUTORY FORM

A52S140

THIS INDENTURE WITNESSETH, THAT THE GRANTORS
LESLIE V. MARTIN and OLETA B. MARTIN 1000 2404 FACE 1187
his wife, 187 JL 22 Ph 3 20 gc soor 2404 mg 1187
A CONTRACTOR OF THE PARTY OF TH
of the Village of Sanget Count of St. Clair
and Such of
consideration,
his wife, as joint to the and not as temants in or up, With right at
survivorship,
of the Vissage of Sauget County of St. Clair and San of Dissale
the following described finel finels, to-oth:
Lot No. 1 of "DASHMEY'S SUBDIVISION OF LOT 207, TRIED SUBDIVISION CANOKIA CONNERS ST. CLAIR COUNTY, ILLINOIS"; reference being hea to the plet thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "V" on page 26.
Excepting, however, that part conveyed by Good from Segond Constitution et al, to Loo Sauget, dated July 11, 1951, and mescribed Paly 18, 1961; in Book 1239 on page 414, more particularly described as Selicotty and Commending at the concrete monument which marks the interportion
of the East right of way line of State Bond Issue Bouts No. 5 with the In-
Sorth line of Lot 1 of Dashney's Subdivision; thence Enetwardly didney the North line of said Lot 1, a distance of 184.5 feet to a pipe which
marks the point of beginning of the tract of land harvis described: *** thence Southwardly along a line which makes an angle of 90 degrees 00 ***
minutes with the North line of said Lot 1, a distance of 131.92 feet to a pipe in the South line of Lot 2 of Dashney's Subdivision; theses
Bastwardly along the uth line of said Lot 2 of Dashney's Subdivision, a distance of 1062.01 feet to the Southeast corner of said Lot 2; thence
Northwardly along the East line of Lots 1 and 2 of Dashney's Subdivi- sion to the Northeast corner of Lot 1; thence Westwardly along the Borth
line of said Lot 1 of Dashney's Subdivision, a distance of 1970.5 feet
to the point of beginning.
Situated in St. Clair County, Illinois.
Subject to all conditions, restrictions and easements of record.
situated in the county of St. Clair, in the floor of
Mindes, hereby releasing and waiving all rights under and by virtue of the Hamostoad Exemption loss of this State.
Permanent Index Names 01-26-0-401-001
2000 gin day of A. O. 10 76
LESLIE V. HARTIN (MAI) X OUT T WALL
(SEAL)
Leglie V. Martin and Oleta B. Martin,
his wife,
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Mr. and Mrs. James P. Cronin
1102 Mississippi Avenue
Pin Hame in Section Section Services Services Illinois

ATTACHMENT A-2

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BBW.327 S (Ben 10/71)

WARRANTY DEED

	husband and wife	of the
of Sauget	County of	Clair 1 and State o
Illinois	for and in consideration of	Domand Fight Hundred
Seventy-Five and no/1	00 Dollars (\$ 2.875.00), in	n hand paid, CONVEY_ and WARRANT,
e the People of the STAT	E OF ILLINOIS, Department of Tru	impertation, the following-described Time
Batate, to-wit:		r care ca
A part of Lot 1 of Da of the St. Clair Coun as follows:	shney's Subdivision as record ty, Illinois Recorder, being (ied in Plat Book V, Pega 26: ····· more particularly described নাণু চেন্দ্ৰৰ গুলাইট
renth line of said Lo minutes 58 seconds We being the intersection Route 3 and said north East along said north seconds West 31.69 fe thence North 07 degree	theast corner of said Lot 1; thaving an assumed bearing at 1255.00 feet to the Point of the existing east right of his line; thence South 85 doing 11 feet; thence South 85 doing 23.73 feet; thence South et to a point on said existing es 00 minutes 00 seconds East 15 feet to the Point of Begins	of Morth 85 degrees 05 of Beginning, said point of way line of Illinois legrees 05 minutes 58 seconds th 55 degrees 26 minutes 35 ig east right of way line; along said existing east
Parcel 8432019 contain	ns 239 square feet or 0.005 a	
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Dir OF 2	6.0-401-001 DIV	
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	Prayment See 25	A CANAL

educated in the County of St. Clair and State of Minon, harsby releasing and warring all right under and by virtue of the Meanasteed Exemption Laws of the State.

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The Grantors, without limiting the five simple interest above greated and econopied, do__ bessly release the Grantoe or any agency theseof forever, from any and all claim for demages sestained by the Grantors, __their__ beirs, executors or assigns by reason of the opening, improving and using the above-described premises for highway purposes.

IN WITNESS WHERBOP, the Greator & he veherouste est their ____A. D. 19<u>85</u>_ february _(**35**4£) (SEAL) (MAL) (MAL) _ (mu) (SEAL) __ , 13i _(BEAL) __ e di COUNTY OF _____ St. Clair_ _____ a Notary Public in and for said County L Charles J. Carevia husband and wife the _172 ____percently known to use to be the same percent whose beaut_172... subscribed to the foregoing instrument, appeared before one this day in person and achaevaledged that They signed, useled and delivered the said instrument on their free and velocity set, for the uses and purpries therein set forth, including the release and waiver of the rights of homestand. Given water my hand and natural seel this 11th they of Ribrator A. D., 1985_.

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Secretary Lawrence

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Queeny Properties, Inc.
THIS INDENTURE WITHERSETH, THAT THE GRANTORS MEN 2817 MEI 1117
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of the 10990 Lincoln Trail County of the Clair on 2817 Mg 1417
and State of for and in consideration of the sum of
One dollar and other good and valuable consideration DOLLARS.
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in hand paid, convey are quit claim is
of the 1405 Nickell Street County of St. Clair and Street Illinois
the following described Real Estate, to-wit:
Lot 2 of "Dashney's Subd. of Lot 207, Third Subd. Cahokis Commons,
St. Clair County, 'L"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, IL in Book of Plats
"V" on page 26 and further recorded in Book 2562 on page 1673.
Excepting, however, that part conveyed by Deed from Eugene Overturf,
et al., to Leo Sauget, dated July 11, 1951 and recorded July 18, 1951,
in Book 1229 on page 414. SEE EXHIBIT "A" ATTACHED
Excepting further the right, title and interest of County of St. Clair, State of Illinois, in and to so much of a strip and land 12 feet in width
off the westerly end of said Lot 2 as created in Deed for Right-of-Way
for Public Pond Purposes, from Lizzie Bennett and Louis Bennett her humband dated October 16, 1935, and recorded November 8, 1935 in Book
797 on page 357.
Subject to easements, conditions and restrictions of record.
"Exempt under provinces of Pare-graph C. Section 4
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11112 QUIT. CLAIM DEED :- STATUTORY FORM GRANTO ESSK 1851 MGE 303 as joint tenants and not tenants in common Their :Undiversed 1/8 interest in Lot numbered Four (4) of "Dashney's subdivision of lot numbered Two Hundred sever (207) of the Third Subdivision of Cahokia Commons... as per play thereof recorded in the Recorder's Office of St. Clair County! Hinois, in Book of Plats "Y" on page 26. It being understood that this conveyance is made for the sole and express purpose of securing the above named grantees in the sum Five Hundred Sixteen and 37/100 (\$516.37) Dollars and Two (\$2.00) Dollars, for recording Satisfaction of Jidgment insuit of Department of Finance, State of Illinois. Avs. Thomas Hankins, Case No. 7917, Docket No. U. Page 46, Fee kBook 95, page 167 in the Office of Clark of the Circuit Court of St. Clair County. Illinois. with interest on said amounts from 20th day of September, 1963; to date of repayment. It being understood further that in the event of the sale or condemnation of said property whatever may then be due and unpaid to to the jabile grantees may be deducted with interest at 25 per cent per summer and the balance, if any, of the one Eithth (1/8) interest shall be paid to the grantors above named.

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Note-Jus, Inc., an Illinois Corporation
a de Sitz of Best Sie words
Lot numbered Fire (5) of Dashney's Schdivision of Lot numbered two Hundred and Seven
(207) of the "Third Subdivision Of Cohokin Commune": reference being had to the plat
thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Seck of Flats
T on page 26
tenty stanky and reiving all right, under out by virtue of the Homeston's Stangeles Loop of the State - who re in said - Land - La Loca tool .
Dated date 2005
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CONTRACT SEAL-Heateon County, Illinois) Ragene T. Jotto
My Commission Expires 19

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DEED FOR RIGHT-OF-WAY FOR PUBLIC ROAD PURPORES. Source & This Indenture Witnesseth. Andrew Destary and Sephin Sachang, his wife; St. Clair Eightonn and \$0/100---ne entre en en en la lastite tits de tre treste en et en en en en en ette parties from te en, beninke en 40c. 64-F, S.R.J.R.G. 3 CHEST County of St. Clair, State of Illinois, A party of land fundre (13) foot to within off of the westerly one of los for 4 of Section Substitution on sold embetwhelm to elected in Section of Plats "" on Page 36 in the office of the American of St. Clair francy, Illinoise sold Section (12) fine tripy | lying Sect of the American Section (12) fine tripy | lying Sect of the Adjalance of Section (13) fine tripy | lying Sect of the Adjalance of Section (13) fine tripy | lying Sect of the Adjalance of Section (13) fine tripy | lying Sect of the Adjalance of Section (13) fine tripy | S.E.I. Rouse S All the above being shown by plat remarked in male Becorder's records in Plat (ii) A second one content of a structure of the observation of the constitution of the content of the conten the sent of the case of the first state, county to technique official maxima. the control of the confidence man to periode life that the drawn to Cate official netrolities dithuntur and a seed or the State State in a 🕶 grennt or side of SMALL Jordia Dantony e-EAL) **INEAL** - CAL (SKAL) ert.M. ISEALI ChAL) off: Ma St. Cialr Andrew Dashney and Sophia Dashney, his wife; distribute to the felogoing instrument, aspected in fore Liber Sie freit mab a und dette erd eine sanf ginetemment an \$30 de Constitution 4000 and at Sophophor . A. D 19 35 My Commission ampires day 22, 1989. ta i talentina.

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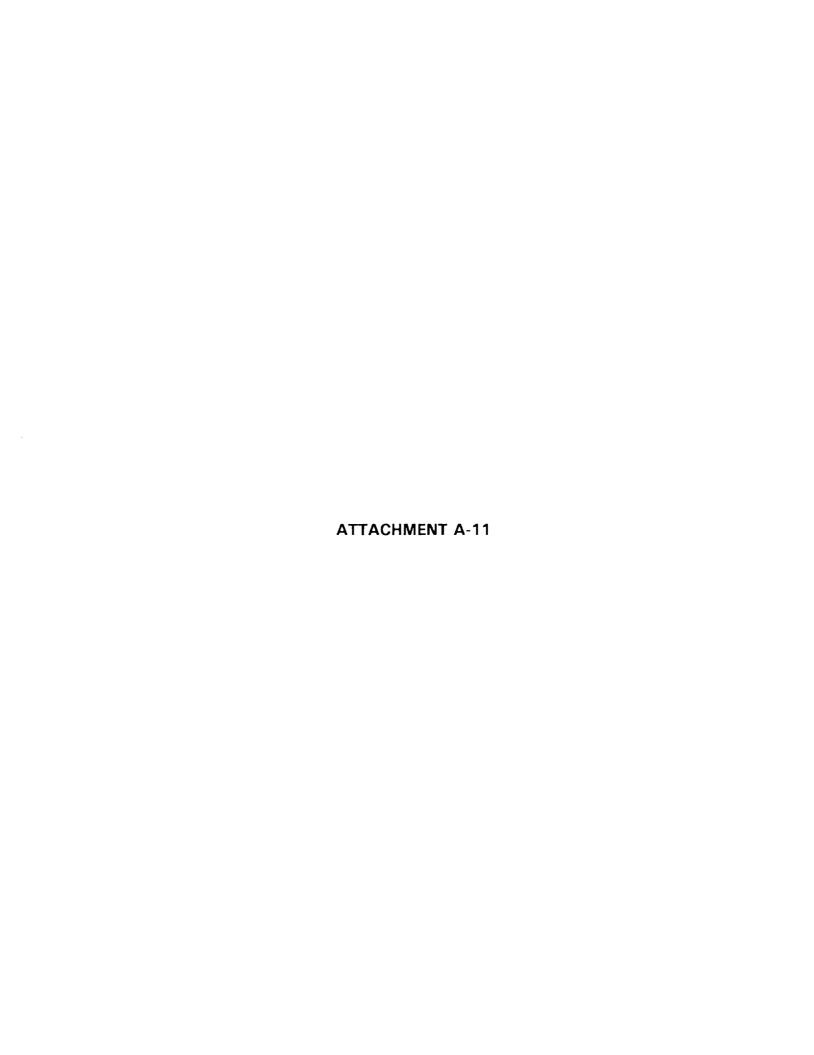
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75 61 '0 V 135 his to seal existent bestread had to seting all hes askes depicted and sein .09 mang me. ". conden's Office of St. Clair Councy, Illinois, in Book of Place "A" MO. 759"; reference being had to the plat thereof recerded in the Re "(SOF) of the Landolatzion of part of commun of canonia of survey ag denoted New Exter, to-ord Sect (205) and Two Hundred and 31×10^{-3} Illinois Thata. st. p. viewed MOTO-GAS, INC.

A de Lilimois Cerperation of the Cirk of Ress St., Lenis THABIAT CLA MALE CONVEY Creek of ... St. Londo.... ne the forest that as letter severe and afternoon in severe

921369 aforesaid DO HEREBY CERTIFY THAT and Alma Doom, his wife, and Forarth and Margaret H. Forayth, his wife, free and voluntary act, for the uses and purposes therein ding the release and waiver of the right of homestead. GIVEN under my hand and notarial scal, this , A. D. 19 88 of January in Egires and ITT 60

THE PROPERTY OF



2163 a 501

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QUIT CLAIM DEED

THIS INDENTURE WITNESSELL THAT THE GRANTER

VILLAGE OF SAUGET, a Municipal Corporation of the Court, the

Chair and State of Limous, for and in considering of the sum of the

HUNDERD \$1 0.00 DOLLARS, is bandingle of the only of lains

TO GRANDA PROPERTY A A BRANCH AND MET LANGUAGE AND CONTRACT OF THE PROPERTY OF THE PARTY OF THE

a New York Corporation, with office in TP % /km the County of St. Claumand there is included the discount of St.

version for a markety, wo was for

A triple of an irrect situated in Lot 2000 into Third botto of Carleia Commune reference being had to a plat of said India Subir of Cathera Communes are orded in the Recorder's Office of the Court Court. Third in Bove of Plats (A) on page 60 said train being in reparts war of the

That part is each last 210 that ices wouth and a interesterior of the souther or right of way line of Midwest Avenue as established by Ordinan in Novince of the Village of Monsanto, Illinois, approved June 8. 1946 reference thereto being had and reference also being had to the conservance made July 20-1848 by Lewis Mathes Company to the Village of Monsanto indeeding the ro-foot wide strip across said Lot 210 as right of way for said Midwest Avenue, bounded on the south by a line that is 20 feer morth if an parallel to the Southerly line of said Lot 210 and bounded on the east to the easterly line of said Lot 210, containing 0.75 Acres more in less.

Smoated in the County of St. Clair and State of Illinois.

IN WITNESS WHEREOF, the said VILLAGE OF SAUGEL GE

hereinto caused its corporate seal to be affixed, and these presents to be

signed by LEO SAUGET, its President, and affected by its Village Cier-

this 7th day of February, A. D., 1900.

VILLAGE OF SAUGE1
A Managipal Corporation

By Car Carre

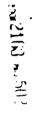
Attest

Village Clerk

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5.8.1961 25041:

WARRANTY DEED - STATUTORY FORM

der to

	THIS INDENTURE WITHERST'N THAT THE GRANITORS
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	of the City of Collinsville County of Medison
Y	of the
	one polls, and other valuable consideration
ı	in hand sold, Convey 5 and Worrent 8 to RUBE 1798BOFT CORPORETION, SE 1798
	corporation,
1	
	of the County of Pulk and State of TONG the following described Real Estate, to-one:
	All that part of Lots No. 1, 2, and 3 of "A SUBDIVISION OF LOTS 128% & 129 COMMONFIELDS OF CAHOKIA, ST. CLAIR CO., ILL." reference being had to
	the plat thereof recorded in the Recorder's Office of St. Clair County,
ı	filinois, in Pook of Plate 33 on page 40, lying northwesterly of the center line of Falling Strings Boad, formerly known as Lower Sahokia Boad, and
	that part of pead Greek lying between the northwesterly lines of Lots 1, 2, and 3 and the centerline of said Dead Greek. Excepting however, that part
1	of Lot No. 1 described as follows: Reginning at the stone that marks the most northerly corner of said Lot
1	1284, also being the most northerly terner of said Lot 1: thence south 17
ı	Degrees 30 minutes west along the cark of Deal Preek, a fistance of 22.88 feet to a piper thence in a northeasterly direction along a line lying
ı	parallel to and 20 feet from the suitheasterly right of way line of Midwest Avenue (heing 66 feet in withhis listance of 23.25 feet to a pipe on
ı	the northeasterly line of said to: 1: thence north 43 degrees west along
ı	the northeasterly line of said for 1, a distance of 13.37 feet to the point of beginning.
ı	AND EXCEPTING, further, that part is a strip of land 2° feet in width in head Greek lying parallel and as seen to the southeasterly right of way
1	line of Milwest Nomble as constructed and last out and established by
ı	Or tinance No. 182 of the cills end Managerto, Illinois, extending from a group that marks the narrher of the filth of the lambdatelds of
ı	of a carballous of the Member 1 of the first than the strong of the early contrate.
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Donald L. Shaffe	esseth, that the grantors	1 - 2562 ··· 1678	รีวิที่จำกับไท้เห็ง
	er and Caroleen R. Le, as joint tenants	,	୍ଟ୍ୟା ନିର୍ଦ୍ଧି ବିଶ୍ୱର ବିଶ୍ୱର । ଜୁନ୍ତ ବିଶ୍ୱର ବିଶ୍ୱର ବିଶ୍ୱର ବିଶ୍ୱର ।
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and State ofIll inc	aisfor and	in consideration of the sum of	MECORDER
one dollar and	other good and valuab	le consider-	
ation,	end Werrent to_Hidl	merica Bank & Trust	Company Of Edgemont
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	St., East St. Louis	County of St. Clair	and State of Illinois
the following described i	leal Estate, to-with		
	ASHNEY'S SUBD. OF LOT XVNTY, ILL."; referen		
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	on page 26.		•
et al., to I	nowever, that part co weo Sauget, dated Jul	y ll, 1951 and recor	rded July 18, 1951,
in Book 1229	on page 414. see 22	hibit "A" attache	4
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off the west	erly end of said Lot	2 as created in Dec	d for Right-of-Way
	Road Purposes, from L Ed October 16, 1935,		
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DEED PREPARED BY: Arlie E. Traughber, Attorney at Law 118 W. Oak St., Columbia, IL 62216

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MYRTLE HANKINS

I, the undersigned, Myrie Hankins, realizing the uncertainty of this earthly duration, do hereby make, publish and declare this to be my last will and testament hereby revoking any and all former wills or codicils by me made.

IT IS MY WILL:

FIRST. I direct that my just debts, funeral expenses and costs of administration shall be paid as soon after my death as possible.

SECOND. I bequeath to my son William Birthwright the sum of \$200.00)

Two Hundred and no/100 Dollars to be paid to him out of any cash after paying the items mentioned in Paragraph one.

THIRD: I give and devise to my sons, William Birthwright, Thomas A. Hankins, James V. Hankins, Sterling Hankins, Andrew Hankins, Lionel Hankins, and to my daughter Alice Bell, the tract of land known as \$108 Mississippi Avenue, consisting of to-wit: -- Three (3) acres in Controville Township, St. Clair County, Illinois, share and share alike.

FOURTH: I give and devise to my daughter Emily Hankins my home property known as 3110 Mississippi Avenue in Centreville Township, St. Chir County, Illinois, consisting of to-wit:-- Three (3) acres tegether with the contents of the home which she may divide among her brothers and sister as she sees fit.

FIFTH: I direct that the properties known as 1313 Baker Avenue and 1638 Gay Avenue, both in the city of East St. Louis, St. Clair County, Illinois, be sold as soon after my death as possible and the proceeds, after the payment of the items mentioned in Paragraph One, be divided equally among Thumas

A. Hankins, James V. Hanking, Sterling Hankins, Andrew Hankins, Lienel

lankins, Alice Bell and Emily Hankins.

a this and, day of June, 1968.

Myste office Kinsa

We, the undersigned, hereby certify that we signed our names as attesting witnesses to the last will and technical of the above named Testatrix, Myrtle Baskine, at her request in her presence and in the presence of each other on the date above mentioned and we further certify that we believe the said Myrtle Baskine was of sound and disposing mind and memory and that also with that wells during a wall light with the wells during a wall light will said biological.

Report of Market B. Lands, Mr.

March Stiller & E. Vone, III.

James Berghan

RECAPITULATION

PROOF OF DEATH

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Unicago Tale and Trust Company - 21(3) a 499 g II CLAIM DEED THE GRANIER, LEWIN-MAINES OMEANS, A STREET sheated and existing under and by various forther, was seen state of Delaware, for the cost enation of the collecin band paid and pursuant to authority as on the ways Directors toward or, rather conversed to 111 (2000) CERRO DE PARCO CORDIRATION, a competation of Enterior Section . under and be wither it the laws of the state of beautiful as interest in the full-winz described Real Estate withits the County of St. Tair, State of 1916; is it was A triangular tract situated in Let 21, if the 1900 Sund, of Cabikia Commons, reference Seinz herbtplat of said Third Subd. of Cabekin Germans rear to in the Recorder's Office of St. Clair Count., Illinois in Book of Plats "A" on page 50, said tract being more particularly described as 1 11 ws. That part of said Lot 210 that lies south and α easterly of the southerly right of way line of Midwest Avenue as established by Opiniance 5 . of the Village of Monsanto, Illinois, approve-June 8, 1948, reference thereto being had and refere ence also being had to the conveyance made follows. 1948 by Lewin-Mathes Company to the Village of Monsanto conveying the 66 foot wide strip act ss said Lot 210 as right of way for said Midwest Average bounded on the south by a line that is 20 feet. North of and parallel to the Southerly line of so Lot 210 and bounded on the east by the easterly U.S. of said Lot 210, containing 0.75 Acres more or less. IN WITNESS WHEREOF, said Granter has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents by its Vice-President and d by its Assistant Secretary, this 28th day of June, lee . LEWIN-MATHES COMPANY

- 2163 a 500

STATE OF MISSOURI) CITY OF ST. LOUIS)

1, the undersigned, a Notary Brills, in and to the City and State aforeswid, DO REREBY CERTIFY, that SRAM T. LEWIN, personally known to me to be the Vi c-President of the LEWIN-MATHES COMPANY, a Delaware corporation, and Hascolic LEWIN, personally known to me to be the Assistant Selective of said corporation, and personally known to me to be to same persons whose names are subscribed to the tores inclinastrument, appeared before me this day in jets mand sever colo acknowledged that as such Vice-President and Assistant Secretary, they signed and delivered the said instrument is Vice-President and Assistant Secretary of said corporation. and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and velentery act, and as the free and voluntary act and deed of said ourporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of June, 1957.

My commission expires: March 10, 1961.

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-	ATTACHMENT A-18	
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CURPURATION DEED

estate, to-wit: of St. Louis. State of Missours, the following described real conveys and warrants to lony L. and Veims B. Lechner of the City of One Dollar and other valuable consideration in hand paid. of Polk and State of lows, for and in consideration of the sum lows corporation, for profit of the City of Des Moines, County THIS INDENTURE WITNESSEIM, Kuan Transport Corporation, an 210 = 110 -wto - 15.10 010

That Part of Lots 1 and 2 of "A SUBDIVISION OF LOTS 128% AND 129 OF THE COMMONFIELDS OF CAMOKIA, ST. CLAIR CDUNTY, ILLINDIS"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats 137 on page 40, being more perticularly described as follows:

Commencing at the point that marks the most borribed as follows:

Commencing at the point that marks the most borribed as follows:

Commencing at the point that marks the most borribed as follows:

Commencing at the point that marks the most borribed as follows:

Commencing at the point that sarks the most borribed the most beginning of the truct of land herein described thence, continuing South as 00.

East along the borribeasterly line of Cot 1 a distance of 886.60 feet to a point that merks the intersection of the wortheasterly line of falling Springs Road, a chord to the right of may line of Falling Springs Road, a chord distance of 42.00 feet; thence south 26 as tear a distance of 42.00 feet; thence, worth 690 Us meet a distance of 42.00 feet; thence, worth 690 Us meet a distance of 42.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet a distance of 43.00 feet; thence, worth 690 Us meet 690 restance of way, 30 feets thence, continuing elon AT MOTO IN TARLOT TROUBLE TROPICS. THE RESTRICT LEAST LAND BY BUILDING TO THE SECOND 7441.18474 Li a lorenesserit

Ottet tota 1 **** THE STATE OF THE COURT AND GREAT PROBLEMENTS OF B adopted at a regular section of the mosts of orporation, neta co the 1.0. 1981.

RUAN TRANSPORT CORPORATION

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2504 - 77

MIJESI:

Janet & Sellem

Meil Subsequent Tax Bills to: (ony L. and Verna B. Lechner, P.O. Box 87A, St. Louis, Missouri

STATE OF LOWA

COUNTY OF POLK

interest with